

The removal of the Countryside Protection Zone south of the A120 in Takeley is significant.

You state the CPZ pre-dates the A120, when in fact the new A120 was in the planning stage and known about prior to the CPZ being introduced.

The 27ha site in Takeley '005EMP' is proposed for 15ha of 24/7 industrial usage - adjacent to a residential street, with scope to extend.

You state the site is screened with multiple entrances.....it isn't.

The site is screened from the A120, but not from Takeley Street or residential properties. It is only served by a field entrance.

In your own words there are significant constraints.

This site has three public footpaths on the definitive map.

You say we need green spaces...

Then you suggest developing the green spaces around our existing footpaths.

Your own LPLG member Cllr Reeve wrote to PINs regarding the Wren site.

He stated...

"...this site is not needed for employment. I have checked with our Economic Development officer."

He went on to say...

"Land North of Stansted Airport was approved...."

and that the Wrens site...

"is not required for the upcoming Local Plan need"

He called the Wrens site

"A terrifying proposal.....in the linear village environment....and in the CPZ"

Please explain why the 5.3Ha site, that lies just inside the boundary of his and Cllr Driscolls ward is not required for the upcoming Local Plan need. Yet, just along the street in the neighboring ward 15Ha - in a residential street and the CPZ is deemed necessary....

Kicking the can along the road to another ward is not Master Planning.

It has been noted the Wrens site is the only parcel of land south of the A120 to remain in the CPZ – in complete contradiction to your draft proposal.

Your sustainability appraisal states ***“whilst there is clearly a need for long term solution to address delays which occur at M11 Jct8 the key driver for this is not the local plan – in this respect no proposed scheme has been identified.”***

- It is unsustainable to implement massive developments in the hope it will drive infrastructure.

Your Evidence states medium house prices are 67% above the national average...
Yet you reduce affordable housing from 40 to 35%

The new £93m Railway Station for Cambridge South has not been raised anywhere.
This surely affects Uttlesford.

Gypsy and Traveller analysis is not expected until 2024 - denying the public an opportunity to comment until Reg 19

- Where is the transparency?
- Why not disclose the sites put forward even if site selection has not taken place yet?

An officer stated changes to the draft can be ***“Substantial but not Fundamental”***.
Therefore, what would he consider a change of site to be?

The plan is unsound, and developer driven – in part, a cut and paste from developer proposals...
To the extent you would think they have written the plan themselves.

Hatfield Forest

There are no measures you can put in place to mitigate the harm to Hatfield Forest.

- The National Trust have locked gates along the Flichway for a mile stretch to stop the public using it from the Flichway. Is this what you are selling us as sustainable green open space?
- East Herts District Council Plan promotes Hatfield Forest as a local green space.
- New housing developments are using it to promote house sales
- A percentage of the predicted 1600 workforce for the Takeley Employment site will use Hatfield Forest for recreational breaks.

Shermore Brook runs directly through Takeley 005EMP whereby it enters Hatfield Forest SSSI. It is the ONLY feed for the lake. What untold damage will an industrial site built around this Brook do?